

## Minutes of a meeting of Frome Town Council’s Planning Committee

Date: 30 June 2022

Time: 7.00pm

Venue: Frome Town Hall, Christchurch St West, Frome BA11 1EB & Zoom

**Present:**

Frome Town Planning Committee Councillors: Mark Dorrington, Andy Jones, Steve Tanner

**In attendance:**

Members of the public: 0

Mendip District Councillors: Helen Kay

Jane Llewellyn, Planning and Development Manager

Hannah Paniccia, Assistant Finance Officer

Alexander Lyons, Business Administration Apprentice

Please note that this meeting was not quorate therefore as per Frome Town Council’s Standing Orders the authority is delegated to Jane Llewellyn in conjunction with Steve Tanner, as Chair to make decisions. The minutes for 08 June 2022 and the apologies for 30 June 2022 will be deferred to the next meeting on 21 July 2022.

Table 1 – Agenda items

Minute Ref	Agenda Item	Action
2022/014P	<b>1 QUESTIONS, COMMENTS, AND INFORMATION FROM THE PUBLIC</b> None	
2022/015P	<b>2 APOLOGIES FOR ABSENCE</b> Cllr Fiona Barrows Cllr Phillip Campagna Cllr Polly Lamb  Due to the meeting not being quorate no vote took place and the vote for these apologies will be deferred to the next meeting on 21 July 2022.	
2022/016P	<b>3 DECLARATION OF MEMBERS’ INTERESTS</b> None	
2022/017P	<b>4 TO AGREE THE MINUTES OF THE PREVIOUS MEETING</b> Due to the meeting not being quorate no vote took place. The vote for the minutes of 8 June will be deferred to 21 July 2022.	

Minute Ref	Agenda Item	Action
2022/017P	<p><b>5 TO CONSIDER THE MAJOR PLANNING APPLICATIONS RECEIVED – APPENDIX 1</b></p> <p>The following applications were discussed, as the meeting was not quorate the authority is delegated to Jane Llewellyn in conjunction with Steve Tanner, as Chair to make decisions.</p> <p>ID 9</p> <p>ID 13</p> <p>ID 21</p> <p>ID 25</p> <p>ID 31</p> <p>Please note that due to meeting not being quorate no vote took place at the time of the meeting, however consultation responses have been added to Appendix 1 and will be agreed to in the next meeting on 21 July 2022.</p>	
2022/018P	<p><b>6 DATE OF NEXT MEETING</b></p> <p>The next meeting will be at 7pm on 21 July 2022</p>	

The Chair closed the meeting at 8:15pm

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Table 2 - Appendix 1 - Major Planning applications received

ID	MDC Reference	Address	Ward	Applicant	Description	Type	Planning Officer	Consultation Response
9	<a href="#">SCC/3966/2022</a>	Warminster Road Roundabout A362/129 Frome		Lucille Simms	x 3 roundabout advertisement/sponsorship signs. The facia of each sign measures 500 x 1000 mm with a depth of 2mm, installed at a height of 260mm from the ground to the base of the sign. The sign will be mounted onto two galvanised tubular steel posts, height: 885mm (above ground 760mm, below ground 125mm) x 60mm diameter, fixing: two clips per post. The signs are made of road traffic grade recycled material composite. There will be only one advertiser per roundabout and each sign will be identical, displaying their company branding above a message reading "Somerset County Council supporting local businesses". Advertising on a roundabout is taken up on a minimum one-year contract and the message will remain constant during	County Matter		No objection in principle, but we ask that the centre of the roundabout (behind the signs) is left to rewild within acceptable heights. To help improve biodiversity and wildlife

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					this time. All designs will be approved by Somerset County Council prior to going into production.			
10	<a href="#">2022/0994/HSE</a>	74 Rodden Road Frome	Frome Berkley Down	Veronica Barbaro	Erection of single storey rear extension following demolition of existing single storey rear extension and insertion of rear dormer alongside loft conversion.	Householder Application	Joseph Leesam	No objection
11	<a href="#">2022/0873/HSE</a> -	7 Lewis Crescent Frome	Frome Market	Mr Matthew Elsinor	Demolish the garage, conservatory, coal shed and erection of single storey rear and side extensions	Householder Application	kirsty Black	No objection
12	<a href="#">2022/1023/HSE</a> ↓	100 Rodden Road Frome	Frome Berkley Down	Mr Peter Baker	Conversion of loft to include the addition of 3 dormer windows in south elevation and raising the pitch of a single-storey roof to kitchen on south elevation, plus addition of PV cells to two roofs	Householder Application	Joseph Leesam	No objection
13	<a href="#">2022/1014/ADV</a>	Lloyds TSB Bank 25 Cheap Street Frome	Frome Market	Mr N Bartholomew	installation of 2no internally illuminated signs above window on both elevations, 2no internally illuminated projected signs next to doors, 1no window vinyl and 1no address panel next to door on Market Place elevation	Application to Display Adverts	Oliver Down	No objection subject to the comments of the Conservation Officer. If this application is approved, we would ask that the illumination is on a timers so that the adverts are not lit all night. The application form states that they are not replacing existing signs and that no signs will project

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								over a footpath, which is incorrect.
14	<a href="#">2022/1013/HSE</a>	19 Styles Hill Frome	Frome Berkley Down	F & M Nation	Erection of single storey rear extension and first floor rear projection following demolition of existing single storey rear extension. Erection of annex/cabin following demolition of existing outbuildings.	Householder Application	kirsty Black	No objection subject to a condition to tie the cabin to the main building so it is not sold or let separately
15	<a href="#">2022/1109/HSE</a>	77 Park Hill Drive Frome	Frome Market	Mr Peter Withey	Erection of two storey side extension and replace existing garage	Householder Application	kirsty Black	No objection
16	<a href="#">2022/1078/HSE</a>	6 Westover Frome	Frome Park	Mrs Rachel Nicholas	Erection of a two-storey side extension	Householder Application	Joseph Leesam	No objection
17	<a href="#">2022/1077/LBC</a>	Church Of St Mary Innox Hill Frome	Frome Market	Mrs Diane Ellis	Resurfacing the rear courtyard with self-levelling, resin bound nonslip dry stone	Listed Building Consent	Jennifer Alvis	No objection
18	<a href="#">2022/1076/FUL</a>	Church Of St Mary Innox Hill Frome	Frome Market	Mrs Diane Ellis	Resurfacing the rear courtyard with self-levelling, resin bound nonslip dry stone	Full Application	Jennifer Alvis	No objection
19	<a href="#">2022/1104/HSE</a>	9 Lewis Crescent Frome	Frome Market	Mr M Corcoran	Loft conversion and erection of rear dormer.	Householder Application	kirsty Black	No objection

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20	<a href="#">2022/1086/LBC</a>	4 South Parade Frome	Frome Market	Mr And Mrs S Ryan	Removal of modern tiled plinth	Listed Building Consent	Jayne Boldy	No objection
21	<a href="#">2022/1172/OUT</a>	24 St Johns Road Frome	Frome Berkley Down	Mr J Gjabri	Application for Outline Planning Permission with all matters reserved for erection of 1no. attached dwellinghouse (re-submission 2021/2700/OTA)	Outline	Jennifer Alvis	Objection, whilst we acknowledge that a slightly smaller dwelling has been provided, in line with the Civic Society comments, we do not feel that there is adequate information to properly assess the application.
22	<a href="#">2022/1175/TCA</a>	Monks Farm 47 Lower Keyford Frome	Frome Keyford	Max & Chalie Weiland	T1: Yew- Fell	Works/Felling Trees in a CA	Bo Walsh	Objection - there is no evidence to demonstrate that the tree is having any impact on the listed building.
23	<a href="#">2022/1229/HSE</a>	14 The Robins Frome	Frome Keyford	Mr N Vowles	Erection of single-storey rear extension.	Householder Application	Joseph Leesam	No objection
24	<a href="#">2022/1137/HSE</a>	77 Pedlars Grove Frome	Frome College	Mr & Mrs Bull	Erection of single storey side extension	Householder Application	Charlotte Rogers	No objection
25	<a href="#">2021/0137/FUL</a>	Malthouse Lane Business Centre Malthouse Lane Commerce Park Frome	Beckington & Selwood	Mr N Dowdeswell	Industrial development of 61 business units arranged in 9 blocks (falling in a flexible use of classes E(g)(i) (Formerly B1a) and B8) to be constructed in two phases on area E2 and a single industrial building comprising 2 units (falling in a flexible use of classes E(g)(i)/E(g)(iii) (formerly B1a/B1c)/B8) on area E1, as permitted by Part 3 Class V of General Permitted	Full Application	Anna Clark	We welcome the modification to the proposed use classes, the installation of solar panels and the enhancement to Coalway Lane. However, our objection still stands regarding the lack of improvement to the Footpath FR2/11, a key active travel route to Commerce Park. It is not clear whether there are any E charging points as part of the development, if not provision should also be made

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					Development Order (2015). (Additional/ revised package of information received 8/6/22)			
27	<a href="#">2022/1185/HSE</a>	8 Eastleigh Close Frome	Frome College	Mr K Vince	Erection of single-storey rear extension following demolition of existing conservatory and raised decking	Householder Application	Joseph Leesam	No objection
28	<a href="#">2022/1254/FUL</a>	Sydney House Christchurch Street West Frome	Frome Market	Ms Andrea Michell	Widening of vehicular access by extending dropped kerb	Householder Application	Josh Cawsey	No objection
29	<a href="#">2022/1276/HSE</a>	7 The Butts Frome	Frome Park	Mrs T Hudson	Erection of single-storey side extension and alterations	Householder Application	Charlotte Rogers	No objection
30	<a href="#">2022/1186/FOOI</a>	Land South of Dragonfly Close The Mount Frome	Frome Keyford	Mr D Blake	Diversion of Public Right of Way FR 14/30 in association with Planning Permission Ref: 2019/3076/FUL.	Footpath Diversion	Anna Penn	No objection in principle, however we would reiterate the comments made by Ward Cllr Helen Kay
31	<a href="#">2022/1259/HSE</a>	2 Cranmore View Frome	Frome Park	Mr John Groves	Erection of a new two storey and single extension to the south and west elevations	Householder Application	kirsty Black	No objection in principle, as long as the case officer is satisfied that there will be no impact on the amenity of 91 Marston Lane

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32	<a href="#">2022/1231/TPO</a>	Land To Rear Of 14 Hillside View Styles Hill Frome	Frome Berkley Down	Mr Ben Waters	TPO M1166 - T1 - Horse Chestnut - Crown reduction: A reduction in height by approximately 2-2.5 meters depending on available suitable pruning points. The lateral growth of the tree is to be selectively reduced by 1-1.5 meters depending on available pruning points	Works/Felling of TPO Trees	Bo Walsh	No objection
33	<a href="#">2022/1216/TPO</a>	North Hill House Fromefield Frome	Frome College	Mr Daniel Butler	TPO M1165 - T3 - Common Lime - Pollard tree to previous growth points	Works/Felling of TPO Trees	Bo Walsh	No objection